

## Attachment 1

Table 1 below contains a summary of the correspondence received with respect to the Recommendation Report entitled “*Brampton’s Major Transit Station Areas Project Update – May 2024 Open Houses*” that was received at the July 8, 2024, Planning and Development Committee Meeting and the corresponding staff response.

**Table 1 - MTSA Comment and Response**

Committer	MTSA	Comment Summary	Staff Response
<p>Ambrica (Church) Limited</p> <p><b>1, 1A, 3 Sophia Street and 120, 122, 126, 128 Church Street E.</b></p> <p>Dated: May 22, 2024</p>	<p>Centre</p>	<ul style="list-style-type: none"> <li>• The City is proposing modifications to the Brampton Plan MTSA to implement maximum building heights and densities and locations for unlimited height and density for MTSA.</li> <li>• We would appreciate additional clarification if the proposed policy framework would allow for flexibility to permit privately initiated OPAs to amend MTSA policies and schedules 13a-13n.</li> <li>• We ask the City to consider policy language in the MTSA Study that includes permitting Official Plan Amendments to amend Schedules 13a – 13n for the purposes of re-designating lands located in the MTSA’s boundaries suitable for higher density development.</li> <li>• We are requesting the City reconsider the Subject Land’s designation from Mid-Rise Residential to High-rise Residential, similar to the designation of the adjacent lands to the east.</li> </ul>	<ul style="list-style-type: none"> <li>• Land use designations that apply to this site were adopted through <i>Brampton Plan</i>. Bill 185, which received royal assent on June 5, 2024, allows requests to amend MTSA policies pertaining to the authorized use of land.</li> <li>• No changes to the Brampton Plan MTSA land use designations are contemplated as part of this phase of the Brampton MTSA project, however, the owner can file a private amendment application if they would like to seek a different land use designation from what was approved through <i>Brampton Plan</i>.</li> </ul>
<p>Fifth Avenue Group</p> <p><b>83 Wilson Avenue and 14 &amp; 16 Centre Street North</b></p> <p>Dated: July 8, 2024</p>	<p>Centre</p>	<ul style="list-style-type: none"> <li>• In 2021, Council provided zoning approval (R4A - Section 3551) to permit a 9-storey apartment building containing 82 units on this property.</li> <li>• It is proposed to increase the height and density of the Fifth Avenue building, to 17 storeys with 150 dwelling units.</li> <li>• Fifth Ave. Group is concerned with the inconsistencies between these plans and request that the Fifth Avenue lands be clearly identified in</li> </ul>	<ul style="list-style-type: none"> <li>• The site at Centre/Wilson Street has current zoning permissions for 9 storeys. Through the work that we have undertaken for the Centre St MTSA we have identified the Fifth Avenue site as having unlimited height and density (UHD), however, given the size of the parcel, the height distribution and demonstration plans shows a potential building in the range of 9-13 stories.</li> </ul>

		<p>the Draft Secondary Plan documents as being in the “no maximum height and no maximum density” policy areas.</p> <ul style="list-style-type: none"> <li>• The Proposed Height Distribution, and Precinct A - Aerial View should not be included in the Secondary Plan policies.</li> <li>• The property owner wants to include these lands in the forthcoming MTSA pre-zoning process however, also maintain the provisions of the existing by-law that apply to the 9-storey building (<i>R4A - Section 3551</i>).</li> </ul>	<ul style="list-style-type: none"> <li>• UHD permissions are not as of right and will be subject to meeting several other built form criteria that will be included in the future Zoning By-law Amendments.</li> <li>• The existing zoning standards for a mid-rise building would be different than the zoning standards for a 17-storey high-rise building, such as tower separation distance, minimum lot area and building setbacks.</li> <li>• If the property owner wishes to take advantage of UHD permissions, they will be subject to all the Mixed-Use high-rise zoning standards that are enacted for the high-rise mixed-use areas in MTSA's (in Phase 3 the pre-zoning exercise).</li> </ul>
<p>Kaneff</p> <p><b>210 &amp; 220 Steeles Avenue West and 1 Bartley Bull Parkway</b></p> <p>Dated: June 18, 2024</p>	<p>Gateway Terminal</p>	<ul style="list-style-type: none"> <li>• In June 2024, the sites on Steeles were rezoned to facilitate the intensification of the site to permit 5 residential apartment buildings ranging in height from 6 storeys to 45 storeys.</li> <li>• The detailed land use schedules for the Gateway MTSA should be updated to accurately reflect the development proposal and recent approval for our property located at 210 &amp; 220 Steeles Avenue West.</li> <li>• Re: 1 Bartley Bull Parkway, there appears to be a discrepancy between the “Proposed Density Distribution” schedule and the “Proposed Max Height” schedule. Height schedule proposes to restrict building height on the northerly half of our property to a maximum height of 35 storeys. This is not consistent with the Proposed Density Distribution schedule for the Gateway MTSA which allows unlimited density.</li> </ul>	<ul style="list-style-type: none"> <li>• The zoning for 210 and 220 Steeles Avenue will not be changed as part of the MTSA pre-zoning phase.</li> <li>• For the property located at 1 Bartley Bull Parkway, the proposed density distribution schedule has been revised to remove the unlimited density provisions along the northern portion of the property. The proposed permissions for unlimited height and density in MTSA's are intended to be focused adjacent to the light rail transit station and are not intended to apply to all sites that have frontage along a higher-order transit corridor, regardless of the property being in a sole ownership.</li> </ul>

		<ul style="list-style-type: none"> <li>We respectfully request that the Proposed Height Distribution schedule be revised to apply the “No Max Height” and “Unlimited Density” permissions to the entire site at 1 Bartley Bull Parkway.</li> </ul>	
<p>Crestpoint Real Estate Investments Ltd.</p> <p><b>100 West Drive</b></p> <p>Dated: July 5, 2024</p>	Laurelcrest	<ul style="list-style-type: none"> <li>The property owner wants to identify their site for High Rise Mixed Use rather than maintaining Prestige Employment/Industrial and some Mid-rise Mixed Use.</li> <li>The letter requests that the City reassess the prescribed heights and densities proposed on their Client’s lands, within the MTSA at this time</li> <li>The property owner is concerned with the “proposed park” shown on their clients’ lands on the latest iteration of the land use concept.</li> <li>The 3 acres of land for park being requested could be better suited to be broken up into two separate park blocks of a smaller size, with the second site being located elsewhere in the MTSA.</li> <li>Clarification on the City’s process to determine parkland size and location in this instance is necessary.</li> <li>The letter acknowledges that the City has located potential road networks. While it is recognized there is more work to be done with respect to determining the location and size of the future roads and rights-of-way (“ROW”), the applicant is of the opinion that consideration should be given to more urban ROW widths and characteristics.</li> </ul>	<ul style="list-style-type: none"> <li>Land use designations that apply to this site were adopted through <i>Brampton Plan</i>.</li> <li>No changes to the land use designations are contemplated as part of this phase of the Brampton MTSA project. Although the owner can file a private amendment to seek a different land use, it is noted that an employment conversion may be required, as the lands are designated for employment uses in <i>Brampton Plan</i>.</li> <li>Proposed Parks and potential road connections are provided conceptually, to be confirmed through the development application review process.</li> <li>Size of parks will be calculated in accordance with the City’s Parkland Dedication By-law.</li> <li>Through the work undertaken by the City’s consultant, it has been determined that a ROW of 25.2m is appropriate in an urban setting to accommodate active transportation infrastructure, consistent with the MTSA objectives.</li> </ul>
<p>Morguard Corporation - Bramalea City Centre (“BCC”)</p> <p><b>25 Peel Centre Drive</b></p>	Dixie	<ul style="list-style-type: none"> <li>The proposed heights and densities are too low and do not optimize the potential of the site to accommodate transited-oriented intensification. The site is unique in being a 33-hectare,</li> </ul>	<ul style="list-style-type: none"> <li>The height and density that is proposed for BCC aligns with the policy intent to concentrate the highest heights and intensity of development surrounding the BRT station and then</li> </ul>

<p>Dated: July 3, 2024</p>		<p>contiguous land holding in the heart of City and along one of the most significant pieces of planned transit infrastructure.</p> <ul style="list-style-type: none"> <li>• Attachment 1 to their letter outlines revised heights and densities that are more appropriate for the site and optimize its intensification potential.</li> <li>• Mapping clarifications requested</li> <li>• Size and location of park</li> <li>• The Precinct Plan Aerial View shows a label that states “25 Peel Centre Drive Application 33, 30, 26 and 12 Storeys Rezoning Approved”. Additionally, staff reference rezoning in their response to our initial comment letter (Appendix D of the staff report) indicating that recent rezonings are not being considered for pre-zoning as part of Phase 3 of the MTSA project. We would like to clarify that this area of BCC has never been the subject of a site-specific rezoning. It carries the same zoning as the rest of the BCC shopping centre, though Morguard is currently in the process of finalizing a site plan application to facilitate residential intensification in that area. Furthermore, our initial letter provided comments on the entire BCC site and was not restricted to the area which is being reviewed through the site plan process.</li> </ul>	<p>transition in height as you move further away from the station.</p> <ul style="list-style-type: none"> <li>• The height and density distribution shows potential ranges of height and density, consistent with the approved land use designations in <i>Brampton Plan</i>.</li> <li>• The height ranges proposed in Attachment 1 of Morguard’s letter are not consistent with the overall MTSA objectives and principles, however, considering that Dixie Road is a designated ‘Secondary Urban Boulevard’ in <i>Brampton Plan</i>, staff has slightly increased the range of heights and densities for the High-rise Mixed-Use blocks fronting along Dixie Road.</li> <li>• Mapping clarifications have been addressed in the Bramalea Precinct B document.</li> <li>• The locations of proposed parks are provided conceptually and will be confirmed through the development application review process. The sizes of public parks are outlined in <i>Brampton Plan</i>.</li> </ul>
<p>Hampton Development Corporation</p> <p><b>241 Queen Street East</b></p> <p>Dated: July 5, 2024</p>	<p>Kennedy</p>	<ul style="list-style-type: none"> <li>• This site recently received zoning approvals (By-law 54-2024) to permit building heights of 35-storeys (110 m) on the lands with a provision to increase the building height to 120m on the DC1(3781) portion of the site if certain provisions are achieved.</li> <li>• Many of the properties are “greyed out”, with no corresponding colour found in</li> </ul>	<ul style="list-style-type: none"> <li>• “Greyed out” areas represent sites that have received recent zoning approvals, and sites that will not have any height or density restrictions (e.g. industrial, employment). A reference for “greyed out” areas is now included on the Schedules. The ‘draft for discussion purposes – proposed maximum heights’ schedule</li> </ul>

		<p>the legend. We request clarification</p> <ul style="list-style-type: none"> <li>Proposed Maximum Height (# of Storeys) – Kennedy MTSA” is not consistent with the above noted Schedules and does not implement By-law 54-2024, which permits a height of 35 storeys on the south half of the Hampton lands. On this Schedule, the south half of the Hampton lands would only be permitted a maximum height of 25 storeys, which is incorrect.</li> </ul>	<p>will be amended to remove any maximum height permissions for 241 Queen Street given the recent enactment of By-law 54-2024 (April 17, 2024) which permits a building height of 110 metres.</p>
<p>County Court Limited</p> <p><b>200 County Court</b></p> <p>Dated: July 3, 2024</p>	<p>Ray Lawson/ County Court</p>	<ul style="list-style-type: none"> <li>We have concerns that the proposed height and density regulations do not reflect feedback received through the application process (OZS 2023-0028: heights of the proposed buildings between 34-39 storeys).</li> <li>Analysis has demonstrated that a building height up to 46-storeys safely fits within this plane. Accordingly, the 25-storey limit in the draft mapping is in our opinion arbitrary.</li> <li>the entirety of its area should be considered to be “at the corner” – where unlimited maximum heights and densities apply</li> <li>It’s inappropriate to limit height to 4 storeys for adjacent townhouse development to the south.</li> </ul>	<ul style="list-style-type: none"> <li>This application is in the review process and no decision has been made by Council.</li> <li>It is staff’s opinion that the range of building heights and densities shown on the proposed schedules attached to the draft Secondary Plan Amendment for the Ray Lawson/County Court MTSA are appropriate and therefore, no changes to the proposed range of heights and densities have been made.</li> <li>The existing townhouse development to the south is being shown with a maximum height of 4 storeys, because although within the MTSA boundary, it is in a condominium tenure, and the likelihood of redevelopment over the horizon of this plan is fairly low.</li> </ul>
<p>Candeco Realty Limited</p> <p><b>75-77 Eastern Avenue</b></p> <p>Dated: July 12, 2024</p>	<p>Kennedy</p>	<ul style="list-style-type: none"> <li>Candeco is in the process of preparing redevelop the subject site with 2 mixed use high rise residential towers. A Pre-consultation application was filed in April 2024.</li> <li>The site does not abut the transit corridor but, is adjacent to it.</li> <li>The MTSA demonstration plans propose residential development in close proximity to the surrounding employment lands. As the subject site is located near these</li> </ul>	<ul style="list-style-type: none"> <li>No changes to the land use designations are contemplated as part of this phase of the Brampton MTSA project.</li> <li>The demonstration plan is provided as a potential development option to visualize the future build out of the area.</li> <li>Height schedules will not be brought forward as part of the Secondary Plan Amendments. Potential height distribution, consistent with</li> </ul>

		<p>employment lands that are proposed to transition to residential, this concept should be extended along the south side of Eastern Avenue to the subject site as well. This extension of the residential land use should also extend the proposed 12-storey height to apply to the subject lands.</p>	<p>the approved land uses in <i>Brampton Plan</i>, are provided within the draft OPA's attached to the Recommendation Report to illustrate possible future build out for this area.</p> <ul style="list-style-type: none"> <li>• Although the owner can file a private amendment to seek a different land use, it is noted that an employment conversion may be required, as the lands are designated for employment uses in <i>Brampton Plan</i>.</li> </ul>
<p>Starbank Developments 285 Corp.</p> <p><b>285-295 Queen Street East</b></p> <p>Dated: July 8, 2024</p>	<p>Rutherford</p>	<ul style="list-style-type: none"> <li>• A pre-consultation was filed in February 2024 for multiple new high-rise residential buildings.</li> <li>• The Proposed Density and Height Distribution and Demonstration Plan contradict the MTSA Land Use Schedule. Specifically, the subject lands are identified as Mixed Use High Density, along with a road network, including a proposed private or public road that extends from Clark Blvd. There is a U-shaped mid-block connection on the east side of the north-south road and a Neighbourhood Park. There are concerns with the identified park block in the Demonstration Plan.</li> <li>• The City's height schedule should be amended to reflect the Master Plan that was submitted with the Pre-consult application. Specifically, the heights are lower than expected as per the pre-consultation application.</li> </ul>	<ul style="list-style-type: none"> <li>• No changes to the land use designations are contemplated as part of this phase of the Brampton MTSA project.</li> <li>• The demonstration plan is provided as a potential development option to visualize the future build out of the area.</li> <li>• Height schedules will not be brought forward as part of the Secondary Plan Amendments. Potential height distribution, consistent with the approved land uses in <i>Brampton Plan</i>, are provided within the draft OPAs attached to the Recommendation Report to illustrate possible future build out for this area.</li> </ul>